

MINUTES
CITY OF LAKEWOOD
BOARD OF BUILDING STANDARDS/
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW
SPECIAL MEETING
APRIL 23, 2019 at 6:00 P.M.
LAKEWOOD CITY HALL
AUDITORIUM

1. Roll Call

Board Members

Robert Donaldson, Vice Chairperson
Brian Grambort
Amy Haney, Chairperson
David Maniet
John Waddell

Others

Alex Harnocz, Planner, Board Secretary
Bryce Sylvester, Director, Planning and Development
Allison Hennie, Urban Designer

2. Opening Remarks

Mr. Harnocz dispensed with reading the Opening Remarks and made a small announcement.

OLD BUSINESS

ARCHITECTURAL BOARD OF REVIEW

3. **Docket No. 09-95-18**

**C 14519 Detroit Avenue
One Lakewood Place**

- () Approve
- () Deny
- () Defer

George Papandreas, Exec. V. P.
Carnegie Management and Development Corp.
27500 Detroit Road, Suite 300
Westlake, Ohio 44145

Applicant proposes a mixed-use development consisting of approximately 180,000 square feet of commercial space, 200 multifamily units, .5 acres of public space and a structured parking solution providing at least 710 parking spaces. This item was deferred from the March meeting. (Page 2)

Administrative staff ("staff") provided an introduction. George Papandreas, Carnegie Management and Development Corp., Greg Soltis, RDL Architects, and Ron Friedman, Lighting Designer, were present to provide updates to the proposal. Discussion between the Board members ("members") and applicant was about the lighting in the plaza and near the residential units. The members appreciated how the residential units transitioned into the neighborhood, how their previous comments were incorporated into the designs, and asked for specifics about the overhang on the apartment tower. Next, the discussion focused on the commercial/plaza/retail portions. Regarding the plaza/retail portions, progress had been made, but refinement was needed; the terrace was possibly be too large; leave some of the retail storefront a blank slate to allow the retailer to make its mark; the plaza design needed to be simplified. Pertaining to the commercial portion of the presentation, entrances to the various spaces were discussed. On the Marlowe Avenue side this entrance may be too prominent for its eventual function. Regarding the commercial building above Floor 2, the brick color (would prefer to see a different color/material) and window sizes floors were off. A "crown" to the building is needed; the tower should be a signature piece; the building needed a top element. The winter garden is in competition architecturally with the cylinder/tower – definition for both elements was needed; not sure where the entrance to the offices was; perhaps reduce the height of the tower and add a visor element. The functional retail awning would be a bronze metal material about six feet deep. It was requested that the next iteration of the plan include signage and entrances for generic retailers on the renderings. Public comment was taken.

Comments/concerns of the public and members:

- Not enough of space for events in the plaza.
 - Design was for flexibility; the stage could be placed anywhere.

- Look of the project/windows was 1990's
 - Will look at the geometry of the windows – still working on the details.
- Elevation of the Marlowe Avenue and portion of Belle Avenue facade.
 - Will continue to work on details.
- Will the service area on the Marlowe side remain open?
 - Could be a gate/door; will add plantings.
- What about the streetscape along Marlowe Avenue?
 - Maple and elm trees are planned (minimum will be no less than 3 inches in caliper; conversation with the City is ongoing about continuing this condition to Franklin).
- Will there be a sound system for the plaza?
 - One is being planned.
- Will the water feature conflict with other sounds?
 - There will not be a large enough flow of water to cause a problem; a shutoff valve would be incorporated into the operation of the system.

Additional members' comments were:

- Identify the primary entry and emphasize it in the hierarchy.
- Add/finish the top of the building pieces.
- Pay attention to the scale of the windows.
- Do not lose all of the civic feeling of the front facade.
- Opportunity exists for an outstanding feature.
- What is the timing for the Curtis Block building?
 - No date has been established for its design; it's a major component and will be examined further once the retail and commercial portions of the project are more fully defined.
- The transition between the building and the winter garden is much improved.

The applicant sought clarity on the residential side to assist with the fast-tracking for the civil engineering of the garage. Staff identified the portions of the project. The members answered to the affirmative.

The applicant wanted to know what plaza amenities would be approved, so that prospective tenants could be advised of them. The members were comfortable with the design intent of what had been presented, but the arrangement of the elements needs refinement.

A motion was made by Ms. Haney, seconded by Mr. Waddell to **DEFER** until the meeting in May. All of the members voting yea, the motion passed.

ADJOURN

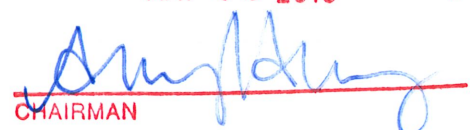
A motion was made by Ms. Haney, seconded by Mr. Waddell to **ADJOURN** at 8:18 p.m. All of the members voting yea, the motion passed.

Signature

Date

City of Lakewood
Architectural Board of Review
Approved as set forth in the minutes

of MAY 09 2019 meeting.


CHAIRMAN



Oath

(You need not give an oath if you object. If you object to giving an oath, please notify the hearing officer or secretary before signing below.)

I, the undersigned, hereby solemnly swear that the testimony I give at this proceeding will be the truth, the whole truth and nothing but the truth:

PRINT NAME:

SIGN NAME:

1. GREORY SOTO
2. En Holden
3. Nicole Shedd
4. Peter Ketter
5. Michael
6. J. Mackey
7. DAVE RYAN
8. _____
9. _____
10. _____
11. _____

- Meggy Ogden
- Be Mrs
- Nicole Shedd
- Peter Ketter
- _____
- _____
- _____
- _____
- _____
- _____
- _____

Prepared by: The City of Lakewood Law Department, 12650 Detroit Ave., Lakewood, Ohio 44107

FOR CITY USE ONLY

Lakewood Administrative Procedure: ☒ ABR/BBS ☐ Citizens Advisory ☐ Civil Svc. ☐ Dangerous Dog ☐ Income Tax Appeals ☐ Loan Approval ☐ Nuisance Abatement Appeals ☐ Parking ☐ Planning ☐ Zoning Appeals ☐ Other:

Date of Proceeding: Tuesday, April 23, 2019
Special Meeting

- 1 project overview
- 2 site design
- 3 building design + materials
- 4 vehicular circulation + access
- 5 pedestrian circulation + access
- 6 parking
- 7 landscaping + screening
- 8 streetscape improvements
- 9 service + mechanical screening
- 10 signage
- 11 lighting
- 12 fences
- 13 urban open space
- 14 amenities

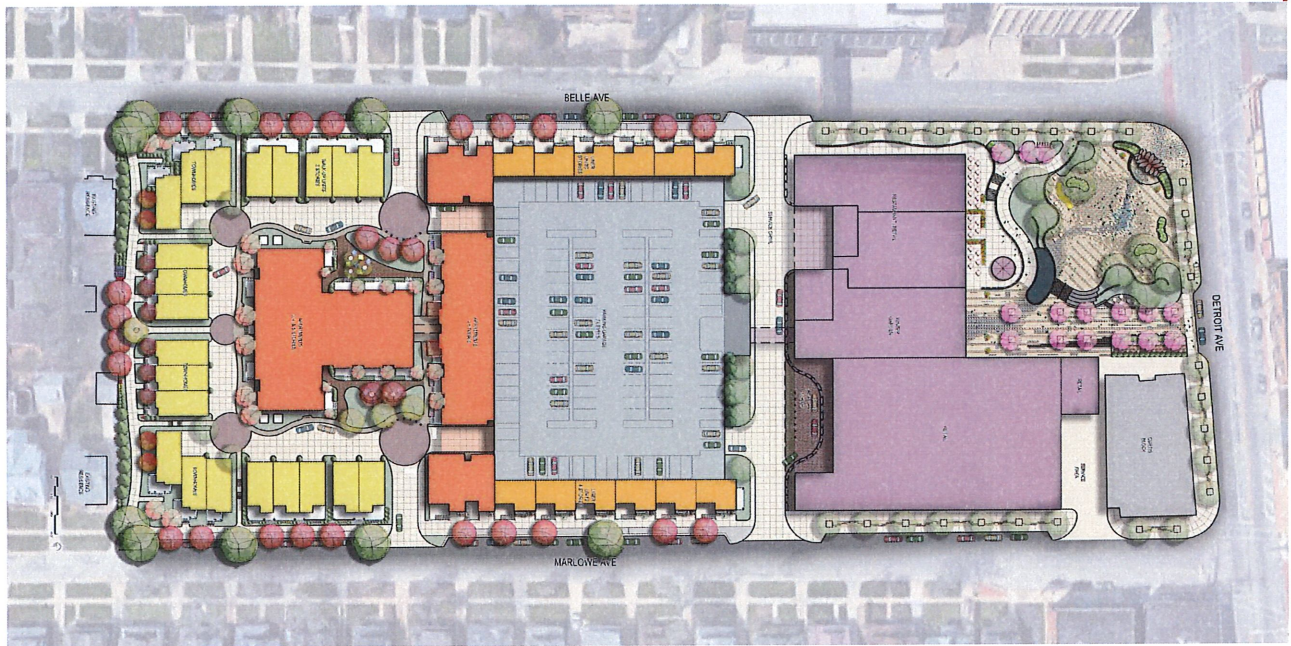
AGENDA

April 23, 2019

- 1 site plan
- 2 rendered perspectives
- 3 streetscape elevations

PROJECT OVERVIEW

project overview site plan



rendered perspective aerial looking north

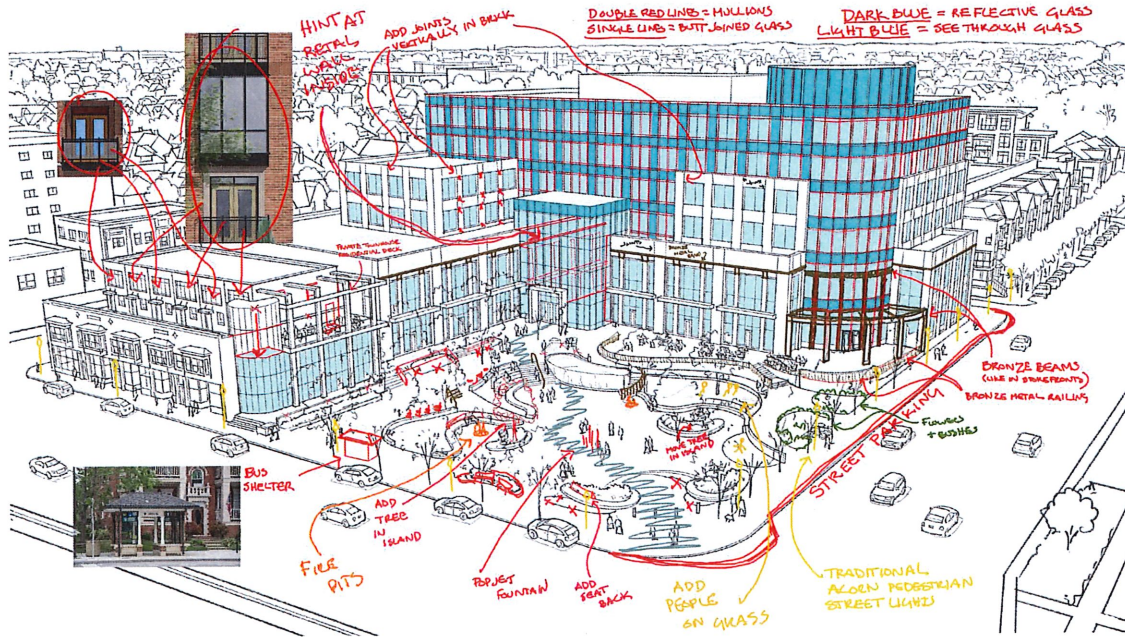


rendered perspective aerial looking south

behnke
LANDSCAPE ARCHITECTURE

CARNEGIE
DESIGN CENTER

RDL
ARCHITECTS

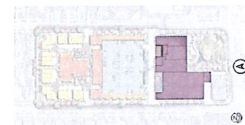


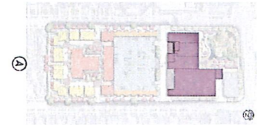
streetscape Detroit

behnke
LANDSCAPE ARCHITECTURE

CARNEGIE
DESIGN CENTER

RDL
ARCHITECTS





- 1 apartment building
- 2 liner units
- 3 walk-ups
- 4 townhomes
- 5 retail + office buildings
- 6 parking garage

BUILDING DESIGN + MATERIALS

apartment building residential courtyard

behnke
LANDSCAPE ARCHITECTURE

CARNEGIE
ARCHITECTS

RDL
ARCHITECTS

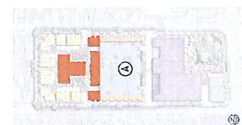


apartment building front elevation

behnke
LANDSCAPE ARCHITECTURE

CARNEGIE
ARCHITECTS

RDL
ARCHITECTS

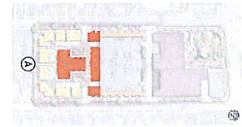


apartment building rear elevation

behnke
LANDSCAPE ARCHITECTURE

CARNEGIE
ARCHITECTS

RDL
ARCHITECTS

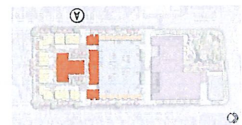


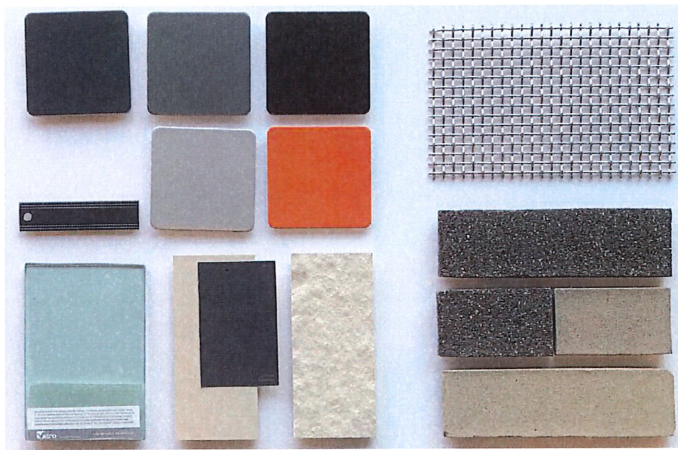
apartment building side elevation

behnke
LANDSCAPE ARCHITECTURE

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ARCHITECTS

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ARCHITECTS

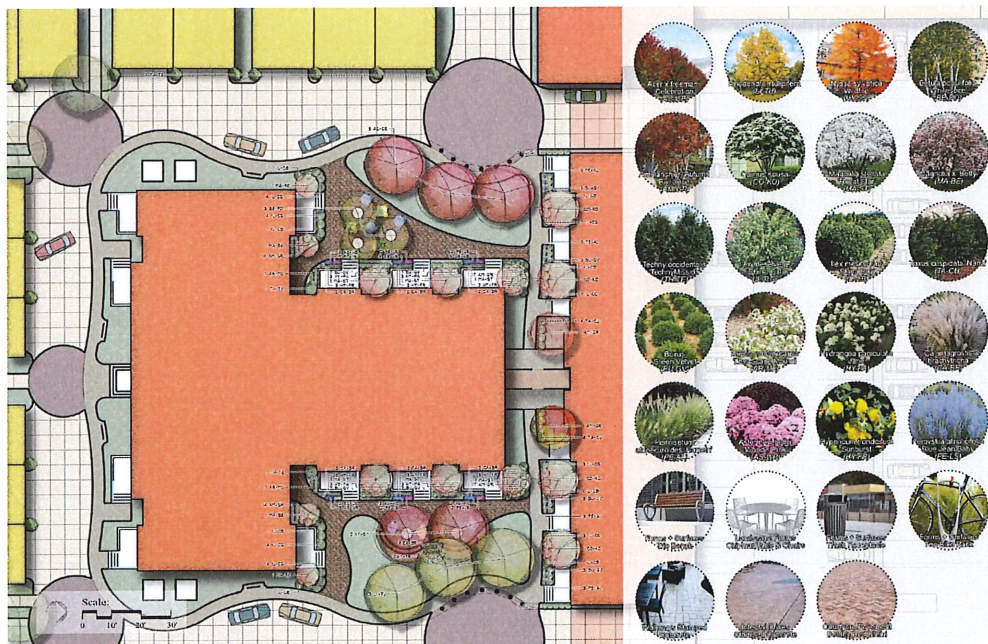




materiality exterior finish palette



elevation blowup

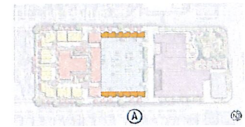


liner units rendered Marlowe Avenue elevations

behnke
LANDSCAPE ARCHITECTURE

CARNEGIE
ARCHITECTS

RDL
ARCHITECTS

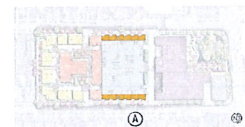


liner units rendered Belle Avenue elevations

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LANDSCAPE ARCHITECTURE

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ARCHITECTS



liner unit elevations

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LANDSCAPE ARCHITECTURE

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RDL
ARCHITECTS



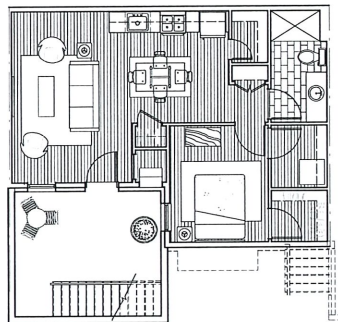
liner unit type 1 front elevation

liner units finishes

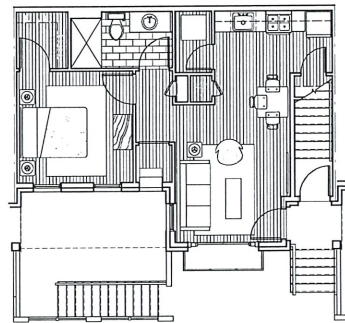
behnke
LANDSCAPE ARCHITECTURE

CARNEGIE
ARCHITECTS

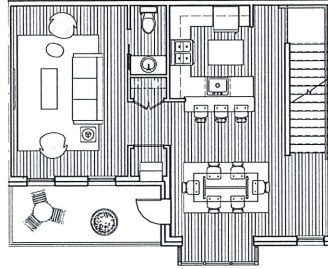
RDL
ARCHITECTS



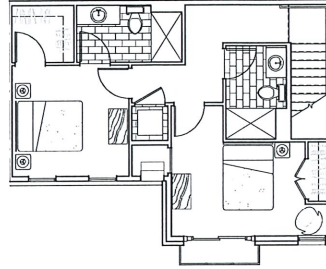
level 0-1 one bedroom apartment



level 1 one bedroom apartment



level 2 townhome lower lv



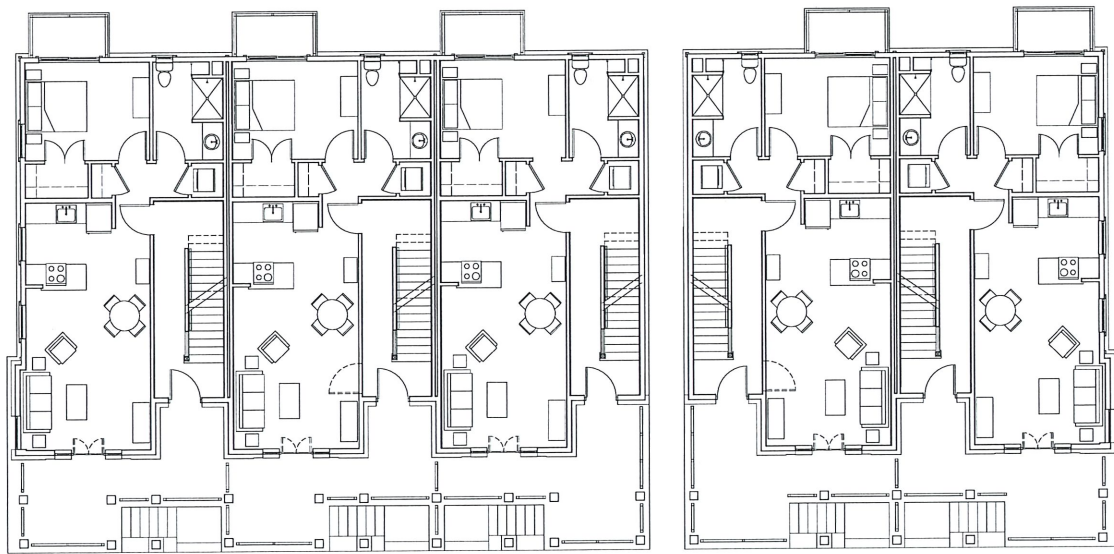
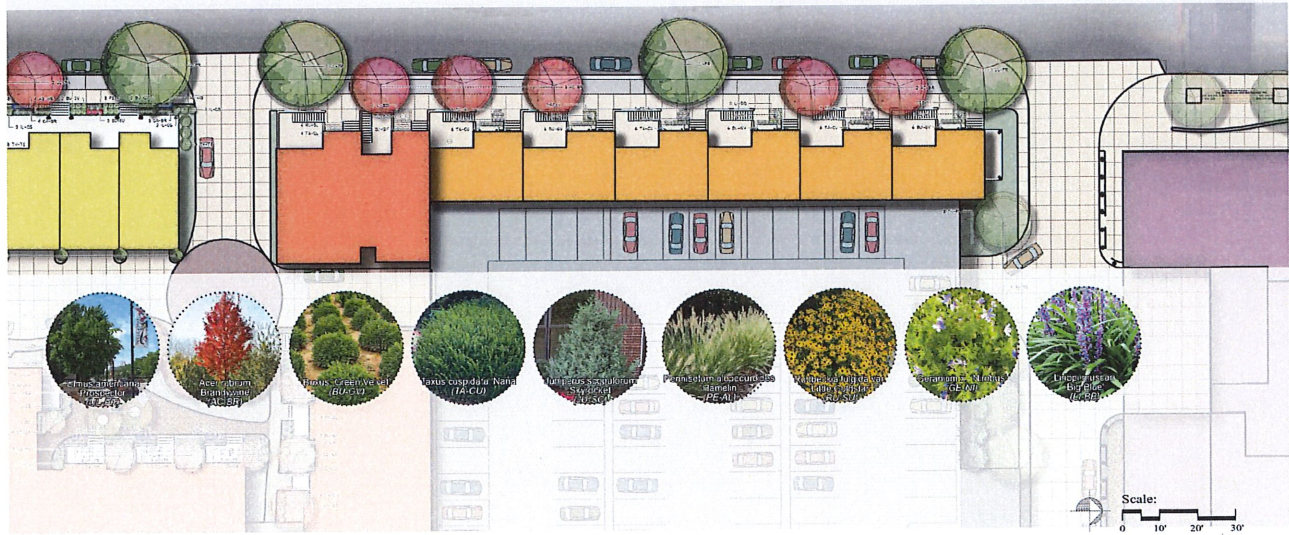
level 3 townhome upper lv



materiality exterior finish palette

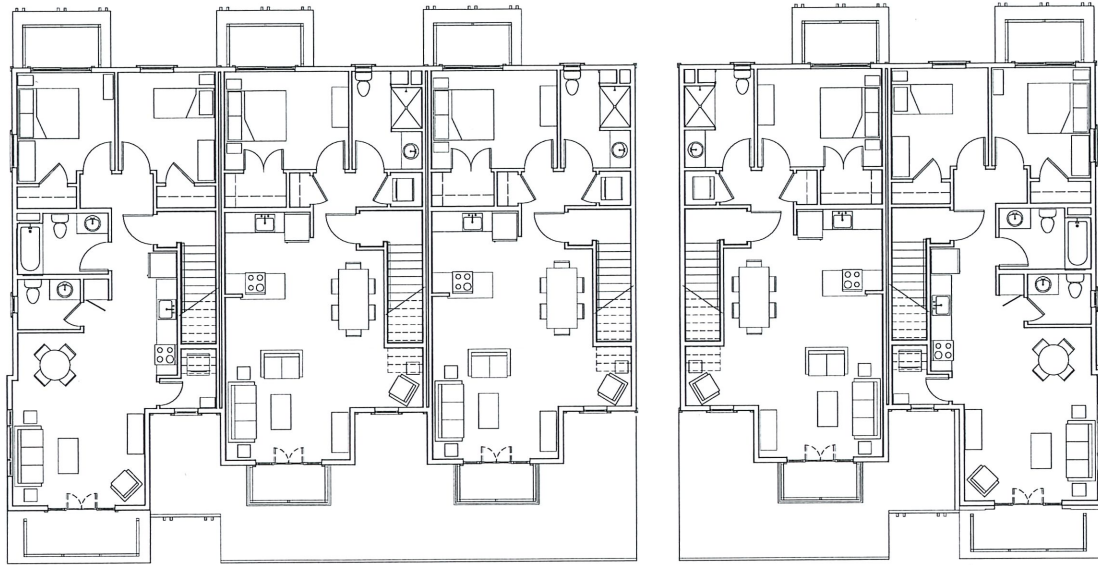


elevation blowup



wakup units first floor

walk-ups second floor living floor plan



walkup units first floor

walk-ups Marlowe Avenue front elevation



walk-ups Marlowe Avenue side elevations

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LANDSCAPE ARCHITECTURE

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southside elevation

northside elevation

walk-ups Marlowe Avenue rear elevations

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walk-ups Belle Avenue front elevation

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LANDSCAPE ARCHITECTURE

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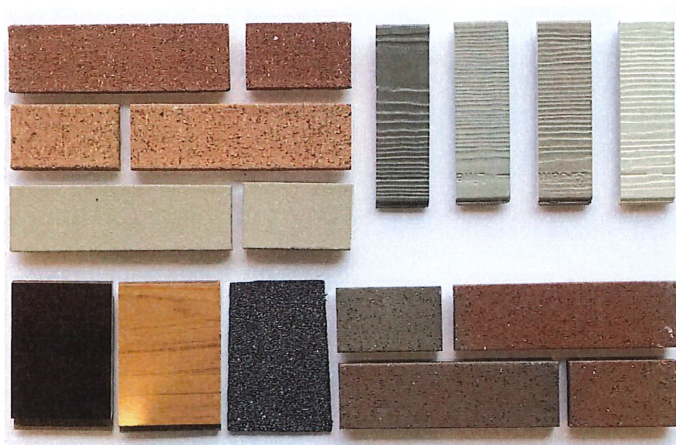


walk-up finishes

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LANDSCAPE ARCHITECTURE

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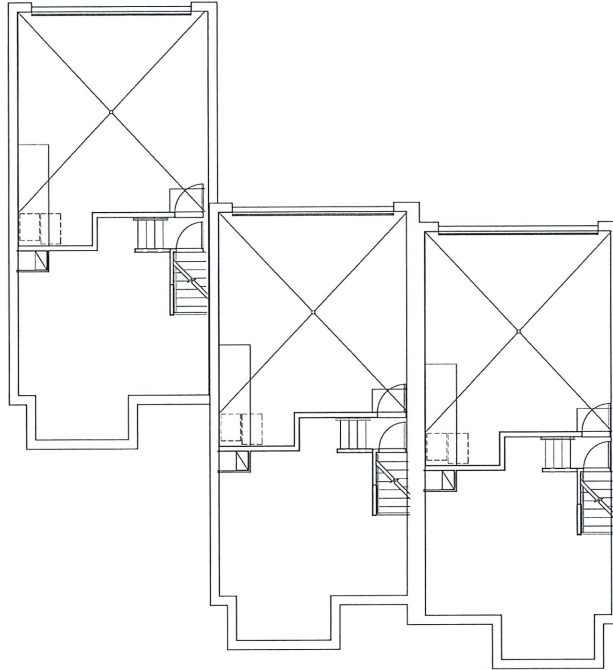
materiality exterior finish palette



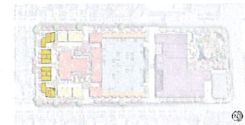
elevation blowup



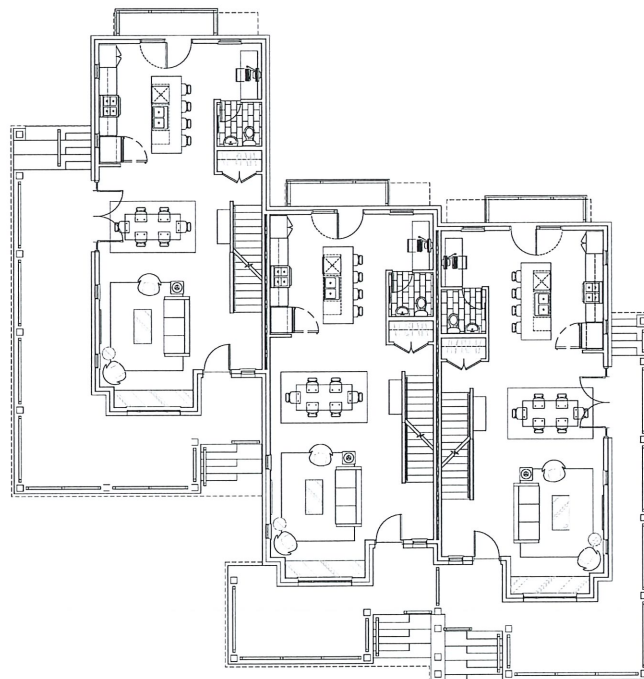
townhomes basement floor plans



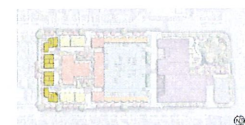
garage floor plan



townhomes first floor living plans



first floor floor plan

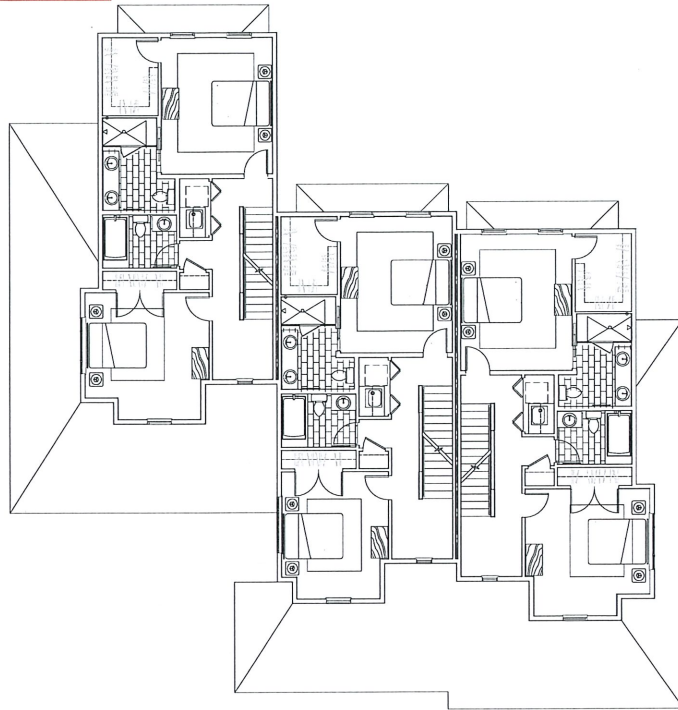


townhomes second floor plan

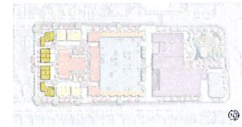
berinke
LANDSCAPE ARCHITECTURE

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second floor floor plan

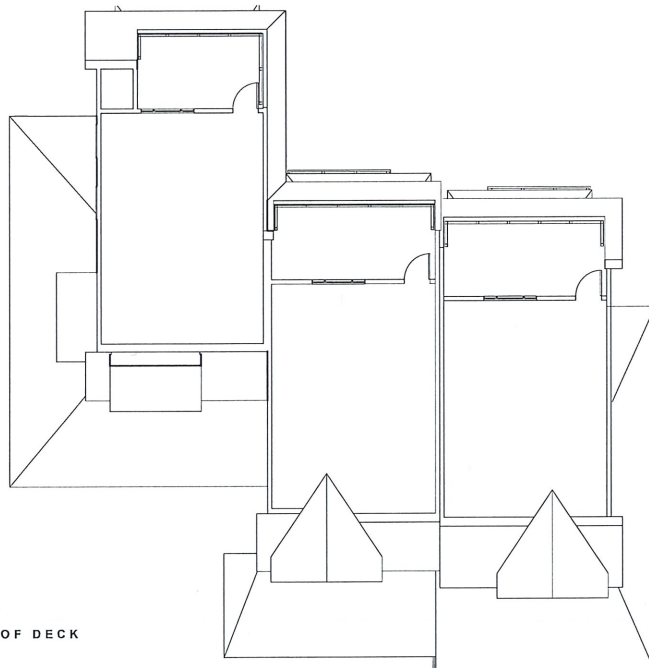


townhomes attic floor plans

berinke
LANDSCAPE ARCHITECTURE

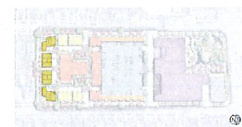
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attic / roof deck

ATTIC / ROOF DECK



townhomes Marlowe Avenue units - front elevation

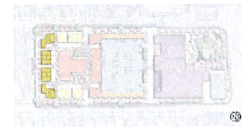
behnke
LANDSCAPE ARCHITECTURE

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second floor floor plan

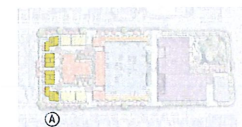


townhomes Marlowe Avenue elevations - front

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LANDSCAPE ARCHITECTURE

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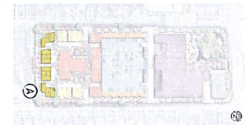


townhomes Marlowe Avenue elevations - north

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LANDSCAPE ARCHITECTURE

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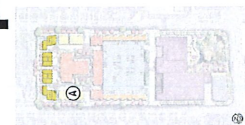


townhomes Marlowe Avenue elevations - south

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LANDSCAPE ARCHITECTURE

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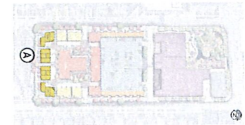


townhomes paseo elevation - front

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LANDSCAPE ARCHITECTURE

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ARCHITECTS

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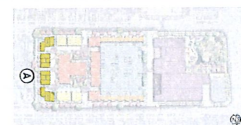


townhomes rendered paseo elevations - rear

behnke
LANDSCAPE ARCHITECTURE

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ARCHITECTS

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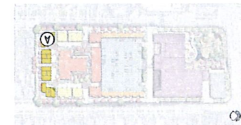
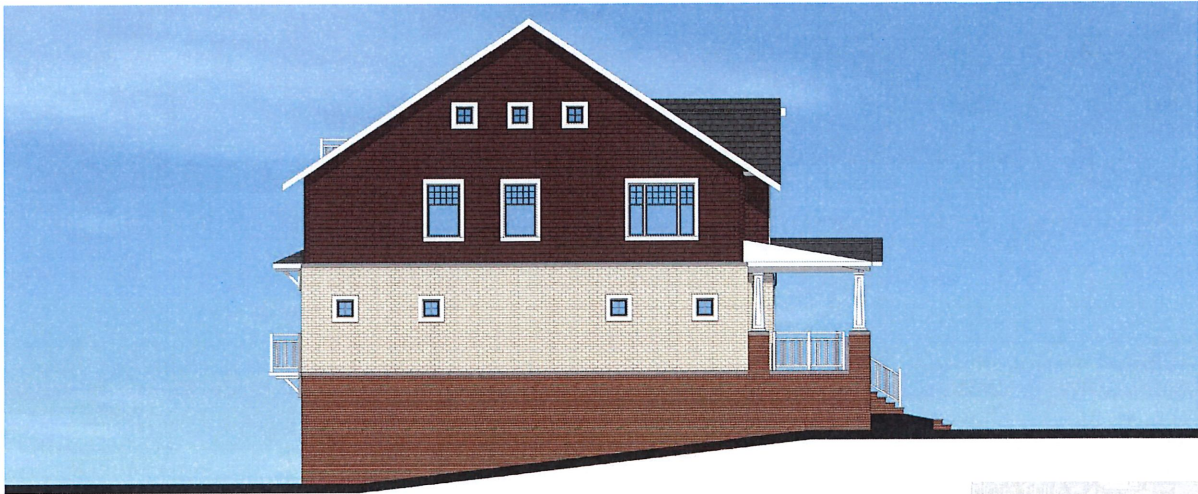


townhome paseo left elevation

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LANDSCAPE ARCHITECTURE

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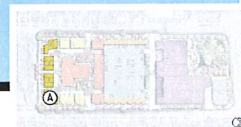
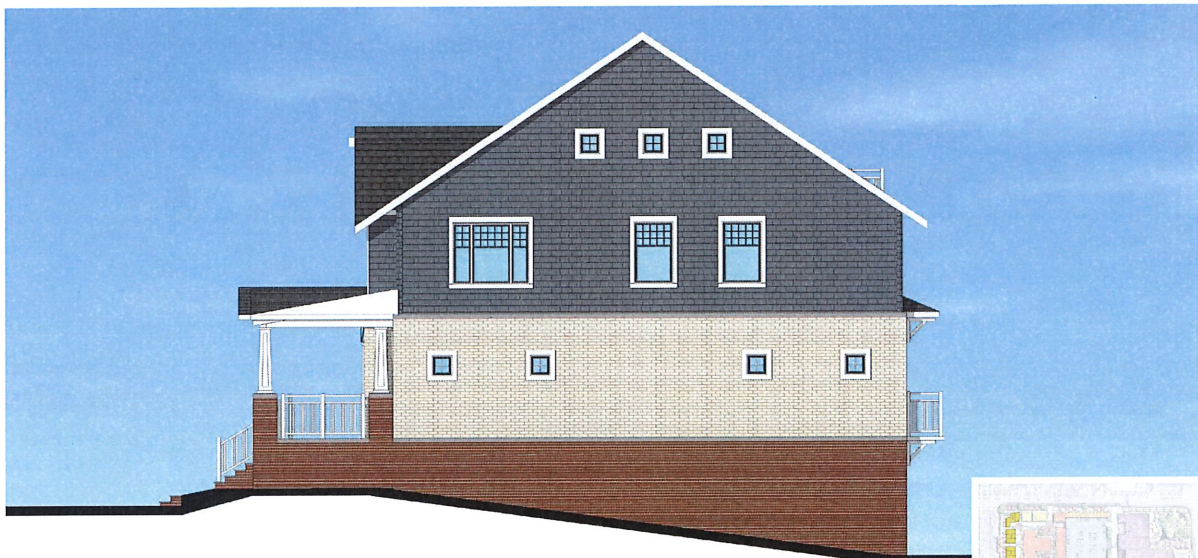


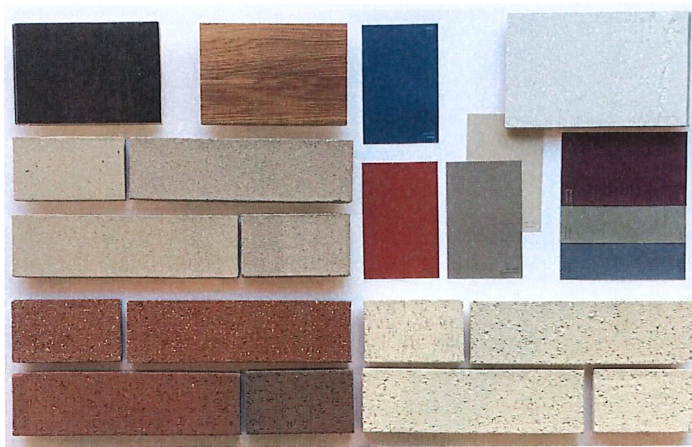
townhome paseo right elevation

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LANDSCAPE ARCHITECTURE

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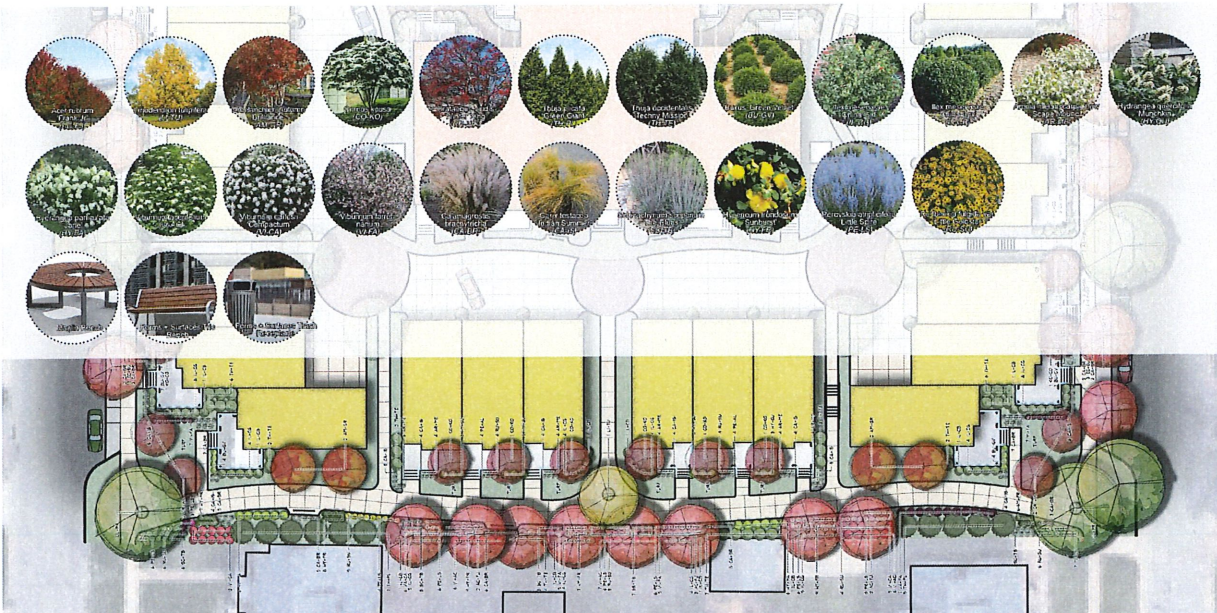




materiality exterior finish palette



elevation blowup

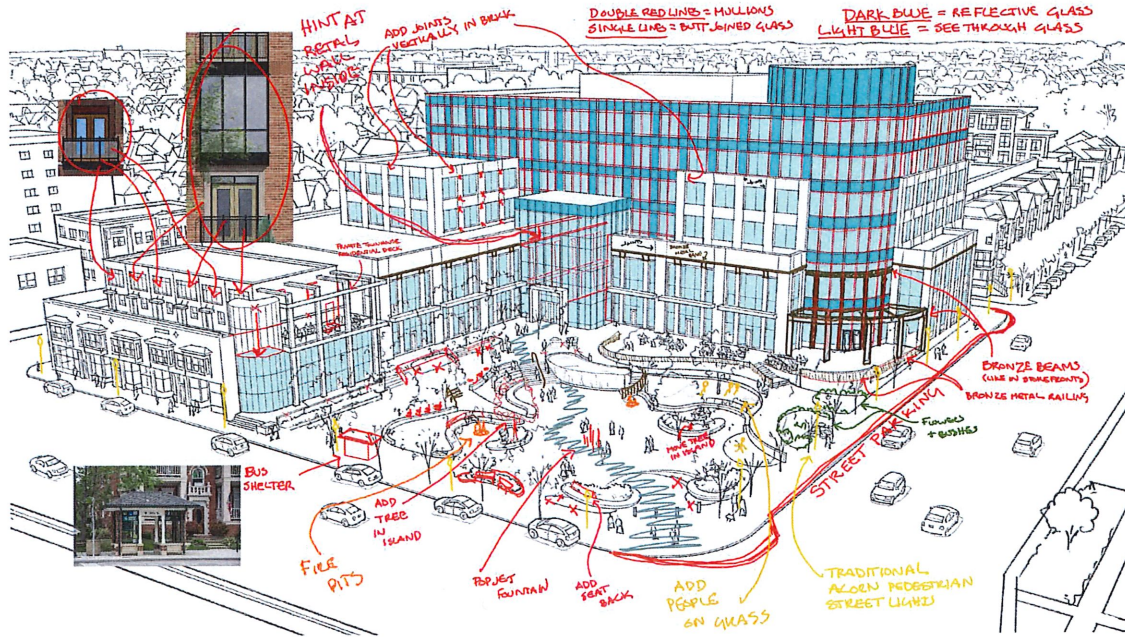


rendered perspective aerial looking south

behnke
LANDSCAPE ARCHITECTURE

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ARCHITECTS

RDL
ARCHITECTS

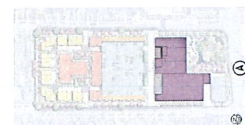


retail + office building Detroit elevation

behnke
LANDSCAPE ARCHITECTURE

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ARCHITECTS

RDL
ARCHITECTS

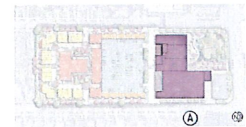


retail + office building east elevation

berhke
LANDSCAPE ARCHITECTURE

CARNEGIE
ARCHITECTS

RDL
ARCHITECTS

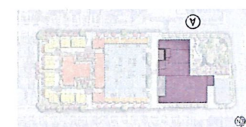


retail + office building west elevation

berhke
LANDSCAPE ARCHITECTURE

CARNEGIE
ARCHITECTS

RDL
ARCHITECTS

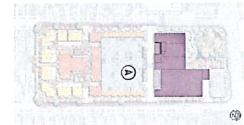


retail + office building rear elevation

behnke
LANDSCAPE ARCHITECTURE

CARNEGIE
ARCHITECTS

RDL
ARCHITECTS

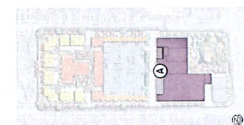
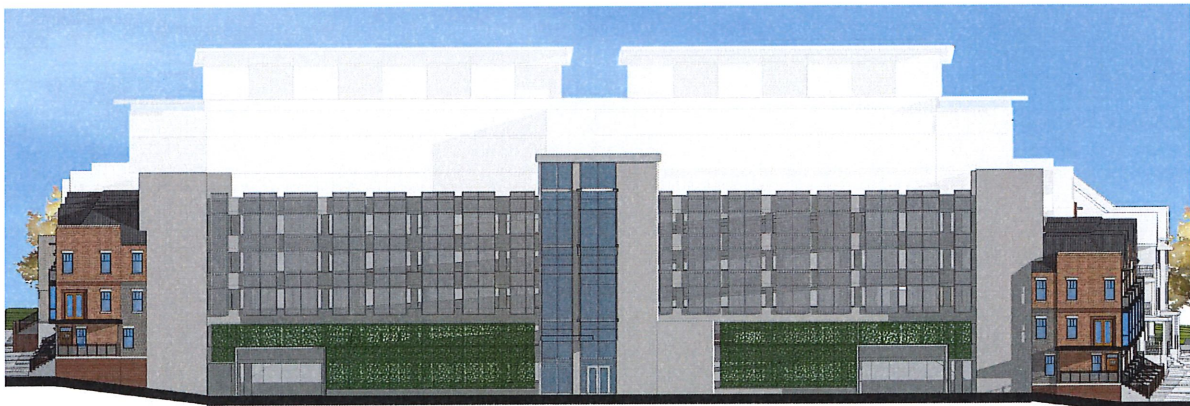


parking garage rendered elevations

behnke
LANDSCAPE ARCHITECTURE

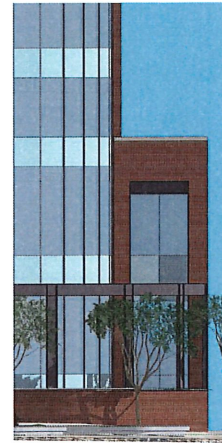
CARNEGIE
ARCHITECTS

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ARCHITECTS





materiality exterior finish palette



elevation blowup

1 updated plaza design

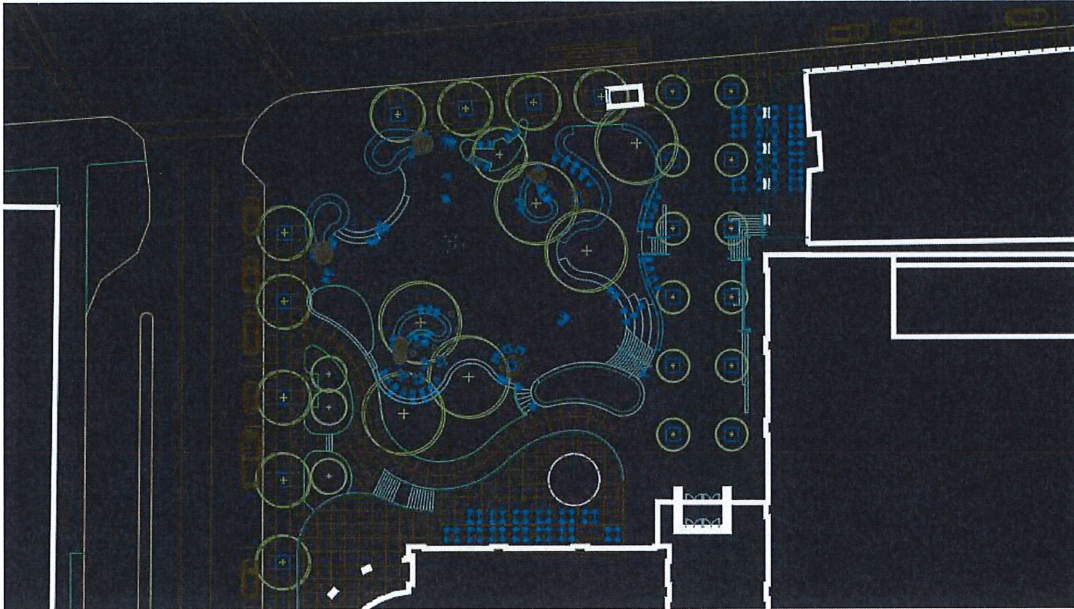
PLAZA

plaza plan with callouts

behnke
LANDSCAPE ARCHITECTURE

CARNEGIE
UNIVERSITY OF PITTSBURGH

RDL
ARCHITECTS



plaza plan with callouts

behnke
LANDSCAPE ARCHITECTURE

CARNEGIE
UNIVERSITY OF PITTSBURGH

RDL
ARCHITECTS



RDL
ARCHITECTS

^aNOE. Colored boxes show to present approximate seasonal forage / bloom color.

- 1 plaza
- 2 archway
- 3 feature concepts

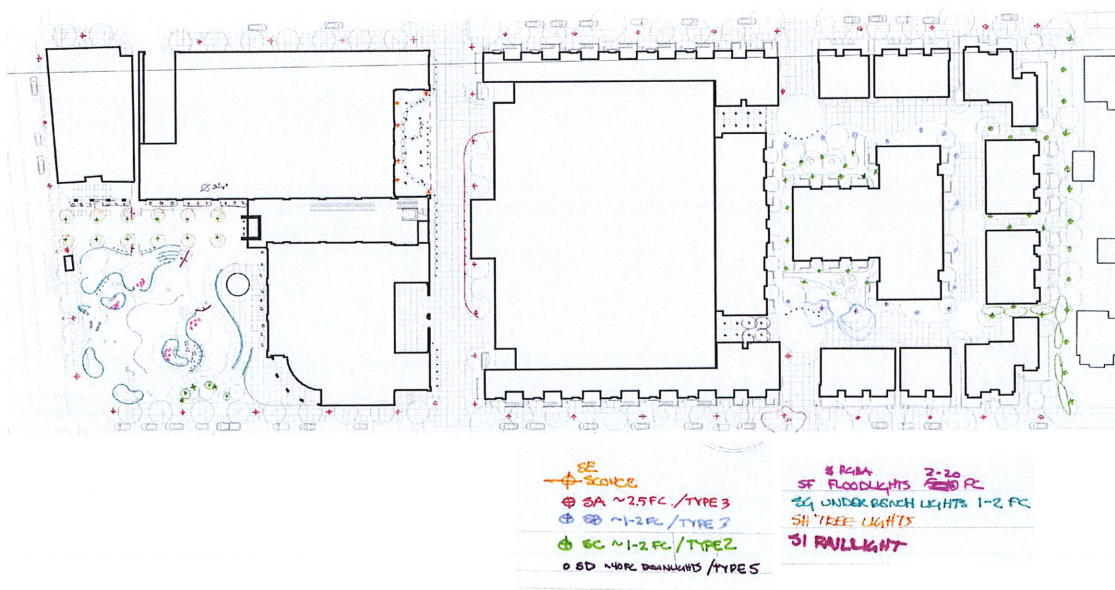
LIGHTING

rendered perspective plaza alle

beinke
LANDSCAPE ARCHITECTURE

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ARCHITECTS

RDL
ARCHITECTS



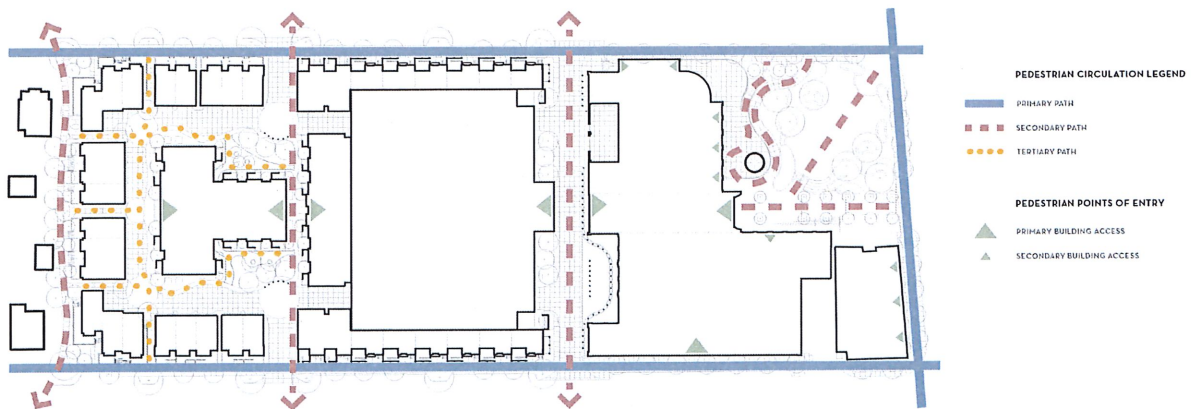
PEDESTRIAN ACCESS + CIRCULATION

pedestrian circulation and access

berhke
LANDSCAPE ARCHITECTURE

CARNEGIE
LANDSCAPE ARCHITECTURE

RDL
ARCHITECTS



- 1 project overview
- 2 site design
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- 8 streetscape improvements
- 9 service + mechanical screening
- 10 signage
- 11 lighting
- 12 fences
- 13 urban open space
- 14 amenities

AGENDA RECAP

April 23, 2019



**14519 Detroit Avenue
One Lakewood Place**

Planned Development Approval Process

Request Tonight: Deferral, with support from ABR on the residential portion of the site plan

1. Planning Commission reviews plan for preliminary approval – approved December 6th, 2018
2. Planning Commission reviews and approves final development
3. Architectural Board of Review reviews and approves Final PD Plan to be in compliance with 1156.05
4. City Council approves Planned Development zoning

14519 Detroit Avenue
One Lakewood Place
Planned Development Rezoning

What ABR will approve in the future?

- Comprehensive sign plan per Chapter 1329
- Retail storefront design for independent retail tenants
 - Including any potential impact on the design of the public plaza
- Outdoor dining (if applicable) – materials, furniture, umbrellas – see Outdoor Design Guidelines
- Final design of the Curtis Block with a Certificate of Appropriateness from ABR

What ABR is approving as part of the final PD Plan?

- Planned Development per 1156.05 for the project

ABR is charged with review of:

- Building and Site Design
- Building Materials
- Pedestrian Access and Circulation
- Parking
- Landscaping and Screening
- Screening of roof-mounted equipment
- Streetscape Improvements
- Service Area and Mechanical Screening
- Signage
- Lighting
- Fences
- Urban Open Space
- Amenities

Tonight

- Quick recap of residential portion of the project
- Commercial building
- Public plaza
- Lighting plan

